

AMENDMENT

April 13, 2021

Dear Property Owner or Agent:

The State of South Carolina is seeking parking space in Richland County. Attached is a summary of specifications and lease criteria. You are invited to submit a proposal to lease property to the State which may meet the criteria.

All proposals must be received by the Department of Administration, Real Property Services on or before **4:00 PM, May 18, 2021**.

The agency and Real Property Services will determine which proposals best suit the agency's needs. After the deadline, we will review all proposals submitted. Should your proposal be of interest, you will be contacted to schedule a meeting and view the property.

All inquiries regarding this lease solicitation should be directed to Real Property Services via e-mail at rps@admin.sc.gov.

To be eligible to submit a proposal, a property owner or agent must have submitted to Real Property Services a receipt and acknowledgment of S.C. Code of Laws, 1976, as amended, §§1-11-55, 1-11-56, and 1-11-65 and S.C. Code of Regulations, §19-447.1000. If you have not done so and wish to respond with a proposal, you may download the applicable form from our website at: https://admin.sc.gov/real_property/forms.

Sincerely,

Real Property Services



**REQUEST FOR LEASE PROPOSALS FOR
PARKING SPACE IN RICHLAND COUNTY**

No lease agreement with the State is final without the approval of designated authorities as governed by South Carolina law. Real Property Services reserves the right to negotiate lease terms with submitting parties until such final approval is granted. State law prohibits any party participating in this solicitation process from making direct contact with the agency seeking space until a final lease has been approved. All correspondence should be directed to Real Property Services. Prior to lease negotiation, Landlord must provide a list of all partners or members where Landlord is an LLC or partnership (to include all tiers so that individuals are named). Leases that must be approved by the State Fiscal Accountability Authority also require Private Participant Disclosure forms to be completed by the Lessor (copies available upon request).

Properties selected for site visits will be chosen based on a cost analysis of the submitted proposals and the responsiveness of the proposals to the stated requirements; therefore, best proposals should be submitted initially.

LEASE CRITERIA – UNIVERSITY OF SOUTH CAROLINA (UofSC)

- Expected occupancy date: August 1, 2021
- Parking Requirements: 40 to 1,500 vehicle parking spaces at one or multiple sites. No one (1) lease shall be less than 40 total parking spaces at one (1) site or exceed 1,500 total parking spaces at one (1) site. A single lease may provide up to 1,500 cumulative total parking spaces at multiple sites.
 - ACCESS EXPECTATIONS TO YOUR FACILITY.
 - 1. Option 1: Daily Commuters / 7am thru 6 pm Monday thru Friday. No overnight parking.
 - 2. Option 2: On Campus Residential Students / 24 hr. access, 7 days a week. No restriction for overnight parking.
 - 3. Access shall be provided to UofSC Public Safety Patrols and/or any potential private security provider contracting with UofSC Columbia during regular operational hours.
 - 4. Preference given to those site locations where the property owner is solely responsible for the following property management services:
 - Site clean-up;
 - Lighting replacement;
 - Parking surface repairs; and
 - Landscape management.
- Site(s) Location:
 - Potential sites shall be within the following geographical boundaries: In Richland County the target area is bound by SC 16 to the North, N. Beltline Boulevard to the East, S. Beltline Avenue to the South, and the Broad River and Congaree River to the West.
In Lexington County (West Columbia & Cayce riverfront) the target area is bound by US 378 to the North, Congaree River to the East, along US 321 to the South and 9th Street to the West.
 - Preferred sites may be within the following geographical boundaries:
In Richland County the preferred target area is bound by Elmwood Ave. to the North, Harden St. to



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and Property Services**

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the East, Rosewood Dr. to the South, and the Congaree River to the West.

In Lexington County (West Columbia & Cayce riverfront) the service area is bound by the following: US

378 to the North, Congaree River to the East, along US 321 to the South and 9th Street to the West.

- Preferred given to those site locations with any of the following attributes:

Located on existing COMET bus routes;

Located on existing Gamecock Shuttle routes;

Within 300 feet of an existing bus stop;

Not affected by railroad tracks between the lot and the main campus

- Signage: Signage provided by UofSC. Typical signage associated with UofSC parking operations per UofSC Division Transportation and Parking Services standards. Shall be agreed upon and contained within the landlord lease agreement.
- Monitored or special security: Preference may be given to those landlords operating and/or monitoring security cameras targeting parking areas to the leased by UofSC.
- Lighting Requirement: Typical industry standards for high intensity commercial security lighting. Shall be agreed upon and contained within the landlord lease agreement.
- Term/Duration of Lease:
Duration shall be one (1) academic calendar year (generally August 1 thru May 31) with ability to renew a minimum of one (1), not to exceed four (4), consecutive academic semesters. Either party may terminate the agreement for convenience by providing a written notice not less than one (1) academic semester in advance.
- Special Requirements:
 - Preference given to those sites with any of the following existing attributes:
Paved or concrete surfaces;
Parking space striping;
Parking blocks;
Security cameras;
Perimeter security fence;
Parking Facility must have proper drainage;
High intensity commercial security lighting; and
Gravel lots with defined parking stalls.
- Lot must have, or be able to provide, accommodation for some ADA-compliant parking. Landlord is responsible for all costs associated with ADA compliance.
- Way finding signage to be provided by Landlord if needed by a large lot or parking garage.
- Proposals should be for a GROSS lease to include all operating expenses, including utilities, grounds and waste maintenance, repairs, taxes, insurance, general building maintenance, building equipment maintenance (for parking garages), electrical systems maintenance and any other service necessary to maintain and operate parking garages and surface lot site improvements.
- Proposals that require the pass-through of any increases in operating expenses above the amount included in the rent rate are not preferred and may be eliminated from consideration.
- Describe the surface as well as any systems in place including lighting, access and revenue control system (manufacturer and software).



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MINIMUM STATE REQUIREMENTS

- **Standard State lease must be used – a copy is available on our website at: https://admin.sc.gov/real_property/forms or can be provided upon request.**
- Property must be barrier free, hazard free and smoke free.
- Property must meet zoning requirements for proposed use.
- Economical and efficient space utilization.

PROPOSAL DUE DATE AND REMITTANCE INSTRUCTIONS:

- Proposals must be received by the Real Property Services by **4:00 PM, May 18, 2021**
- All proposals must be in writing and may be submitted by e-mail. (It is agent's responsibility to ensure receipt).
- Proposals should specify floor usable and rentable square feet (if applicable) and must be calculated according to the ANSI/BOMA-Z65.1-1996 standard.
- Please attach a proposed plat/sketch of parking spaces

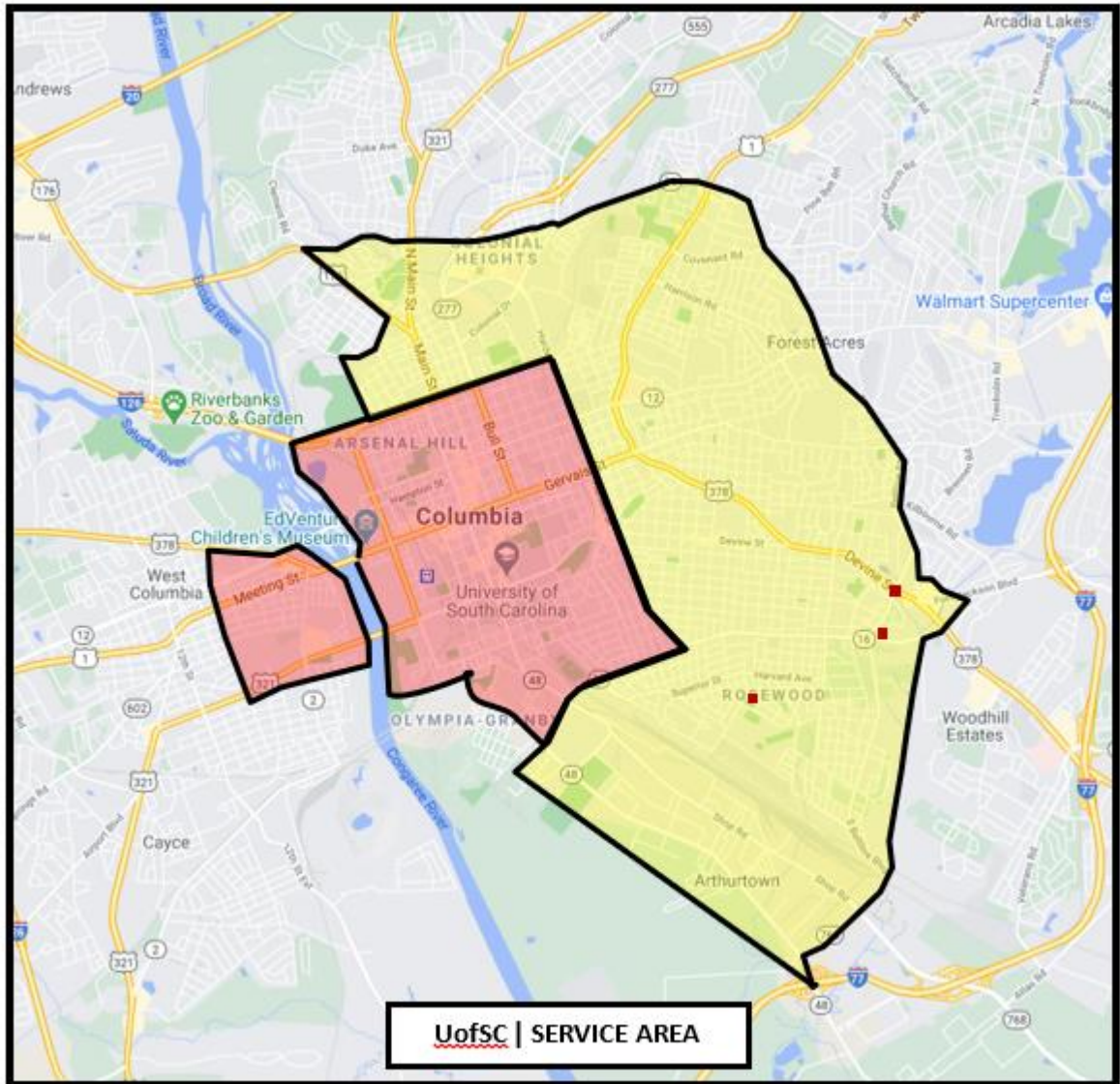
RETURN PROPOSALS AND DIRECT ALL QUESTIONS TO:

DEPARTMENT OF ADMINISTRATION
REAL PROPERTY SERVICES
PHONE: 803-737-0644 or 803-737-1617
EMAIL: rps@admin.sc.gov



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LEASE SOLICITATION FORM

(This form is for property owners and leasing brokers who wish to lease real property to state agencies.)

RECEIPT AND ACKNOWLEDGEMENT OF LEASING STATUTES 1-11-55, 1-11-56, 1-11-65 AND REGULATION 19-447.1000

I have read the contents of S.C. Code of Laws §§ 1-11-55, 1-11-56 and 1-11-65, and Regulation §19-447.1000 in their entirety. I agree to comply with the foregoing statutes and regulations and agree that any lease arrangement entered into with a South Carolina state agency will be in accordance with such statutes and regulations.

Also, I understand that the Department of Administration, Real Property Services is the single central broker for leasing for state agencies, and all negotiations are to be conducted through this office. I further understand that direct contact or negotiation with an agency without the written permission of Real Property Services will be cause for my disqualification for participation in an agency's procurement process or solicitation. This prohibits obtaining information from an agency about its property needs or any other information about its specific property needs, including but not limited to physical data and lease terms and conditions. This restriction does not apply to dissemination of information which is public knowledge, such as a printed brochure or published rates.

I understand that leases (including rates and annual rent amounts), unless specifically exempted, are subject to and conditioned upon the approval of Real Property Services and shall be of no force or effect unless the consent of such office is obtained.

Dated this ____ day of _____, 20____.

WITNESS

Signature of Owner or Agent

Typed or Printed Name

EMAIL LIST

You will receive all solicitations by email only

Name of Company: _____

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ Mobile: _____ Fax: _____

Email Address: _____

Please return completed form by mail, fax or email to: The South Carolina Department of Administration, Real Property Services, 1200 Senate Street, 6th Floor, Columbia, SC 29201,
E-mail: rps@admin.sc.gov

